

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **St. Louis County Consortium**

State: **MO**

PJ's Total HOME Allocation Received: **\$48,952,496**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State: 7			
Program Progress:							
% of Funds Committed	92.31 %	90.29 %	3	90.66 %	73	67	
% of Funds Disbursed	88.60 %	84.72 %	2	81.06 %	85	82	
Leveraging Ratio for Rental Activities	6.22	4	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.93 %	97.61 %	6	81.27 %	76	51	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.24 %	78.55 %	3	68.23 %	78	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	64.75 %	69.77 %	6	79.86 %	13	13	
% of 0-30% AMI Renters to All Renters***	35.83 %	33.13 %	2	44.82 %	27	32	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.12 %	97.98 %	2	94.65 %	65	54	
Overall Ranking:			In State:	2 / 7	Nationally:	65	68
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,958	\$24,931		\$25,419	1,027 Units	27.70 %	
Homebuyer Unit	\$10,388	\$12,243		\$14,530	2,275 Units	61.50 %	
Homeowner-Rehab Unit	\$5,444	\$11,409		\$20,251	400 Units	10.80 %	
TBRA Unit	\$0	\$3,232		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,718	\$88,779	\$5,958
State:*	\$125,706	\$79,330	\$15,432
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	21.3	21.5	41.7	0.0
Black/African American:	75.1	76.1	57.5	0.0
Asian:	0.0	0.6	0.0	0.0
American Indian/Alaska Native:	0.1	0.1	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.3	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.4	0.0	0.0
Asian/Pacific Islander:	2.9	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.5	1.0	0.3	0.0
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HOUSEHOLD SIZE:

1 Person:	32.0	20.2	32.7	0.0
2 Persons:	29.7	26.0	26.4	0.0
3 Persons:	22.3	25.6	19.3	0.0
4 Persons:	11.5	17.0	10.3	0.0
5 Persons:	3.3	7.0	7.8	0.0
6 Persons:	0.7	2.9	2.5	0.0
7 Persons:	0.3	0.8	0.0	0.0
8 or more Persons:	0.2	0.4	1.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	26.9	29.1	19.3	0.0
Elderly:	14.0	2.5	30.7	0.0
Related/Single Parent:	48.0	46.6	30.2	0.0
Related/Two Parent:	7.1	18.3	16.3	0.0
Other:	3.9	3.6	3.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.1	0.3 [#]
HOME TBRA:	0.0	
Other:	11.2	
No Assistance:	55.7	

of Section 504 Compliant Units / Completed Units Since 2001 32

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

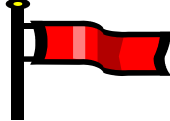
State: MO

Group Rank: 65
(Percentile)

State Rank: 2 / 7 PJs

Overall Rank: 68
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	95.93	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.24	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	64.75	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.12	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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